

## HATHERSAGE PARISH COUNCIL

Clerk – Maura Sorensen, Heart of Hathersage, Main Road, Hathersage, S32 1BB.

Mob: 07766 629 419; Email: [clerk@hathersageparishcouncil.gov.uk](mailto:clerk@hathersageparishcouncil.gov.uk)

### Planning Committee

Monday 17 July 2023

**Present:** Cllrs Jane Marsden (Chair), Tim Hill (Vice-Chair), Nick Williams, Rosie Olle and Heather Rodgers

**In Attendance:** Kathyne Fraser (Assistant Clerk)

#### MINUTES

- 013/23 **Apologies for absence** – apologies were received and noted from Cllrs James Marsden and Martin Bloor.
- 014/23 **Order of business** – consideration of the Committee’s new Terms of Reference was moved to the end of the agenda.
- 015/23 **Public participation** – the Chair held two separate public participation sessions to allow the applicants of items 018/23 and 019/23 to make representations to the Committee regarding their planning applications.
- 016/23 **Declaration of Interests – none**
- 017/23 **Minutes of the last meeting held on 23 May 2023** – a correction to minute (002/23) was made to show that Cllr Tim Hill had been elected Vice-Chair of Planning Committee (and not Cllr Heather Rodgers); the minutes of the last meeting were then **confirmed** and signed by the Chair.

#### Planning Applications – the following applications were considered:

- 018/23 **Cliffe House Jaggars Lane Hathersage NP/DDD/0523/0554**  
<https://portal.peakdistrict.gov.uk/05230554>  
**Proposed demolition of existing porch and external steps. Construction of new porch. Extension of basement to enlarge kitchen and hall. New steps to garden.**
- The applicant spoke in support of the application and answered questions from Cllrs relating to the rear elevation, remedial works, history of the building, roof pitch and proposed zinc material.
- Cllrs **unanimously supported the application**, with **no objections**, stating that the proposed building work will address the problem of damp, the roof pitch will enhance the property and the long-term condition of the building will be improved.
- 019/23 **Former RBS Bank Main Road Hathersage NP/DDD/0223/0199**  
<https://portal.peakdistrict.gov.uk/02230199>  
**Change of use and alterations to former bank to create ground floor café (Use Class E) with first floor community meeting rooms (Class F2).**
- The four applicants explained their intentions to open a community, wellbeing, and food space in the old RBS Bank. Cllrs asked a wide range of questions, especially relating to the impact on car parking capacity in the village, ventilation, waste, drainage, evening opening hours, and a potential impact on existing hospitality businesses.

Following a lengthy discussion, Cllrs **supported the planning application by a majority of three to two, with the Chair casting her vote in favour**: Cllrs Jane Marsden, Nick Williams and Rosie Olle supported the application and Cllrs Tim Hill and Heather Rodgers opposed the application.

Reasons given to support the application, in principle, were the benefit of converting an empty building in the village so that it is used, and preventing the old RBS Bank deteriorating further.

The Committee collectively expressed their general concerns about the increasing number of cars visiting the village and the difficulties of providing additional car parking space.

020/23 **Mount Pleasant Farm unnamed road from track leading to Broadhay to B6001 Leadmill Hathersage NP/DDD/0623/0628**  
<https://portal.peakdistrict.gov.uk/06230628>  
**Removal of existing out-building housing a store and replacement with new out-building, housing a store and home office.**

Cllrs had **no objections** to this development.

021/23 **PDNPA Planning Notifications – the following PDNPA decisions were noted:**

- .1 **Leach House** unnamed section of B6001 from Station Road to Barncroft Leadmill NP/DIS/0623/0701  
<https://portal.peakdistrict.gov.uk/06230701>  
Discharge of conditions 4, 5 and 6 on NP/DDD/0821/0906
- .2 **Nether Hall Mill Lane Hathersage NP/GDO/0623/0612**  
<https://portal.peakdistrict.gov.uk/06230612>  
GDO Notification - Agricultural building
- .3 **Land adjoining the Hope Valley railway to the east of Bamford Station NP/DDD/1222/1529**  
<https://portal.peakdistrict.gov.uk/12221529>  
Works ancillary to the Hope Valley Railway Upgrade, including maintenance walkways and cabling infrastructure. **Granted with conditions**
- .4 **Spittlehouse Bridge (Bridge MAS/25) North of A6187 Hathersage Road NP/DDD/0123/0100**  
<https://portal.peakdistrict.gov.uk/01230100>  
Minor revision design of bridge modification works previously consented through the Network Rail (Hope Valley Capacity) Order  
**Granted with conditions**
- .5 **Filling Station Main Road Hathersage NP/DDD/0223/0219**  
<https://portal.peakdistrict.gov.uk/02230219>  
Advertising and signage  
**Granted with conditions**
- .6 **Upper Hurst Farm Gatehouse Lane Hathersage NP/DDD/0123/0017**  
<https://portal.peakdistrict.gov.uk/01230017>  
Proposed replacement stable block, in the place of the run-down existing stable and shed/garage.  
**Granted with conditions.**

022/23 **Terms of Reference** – subject to two minor corrections, Cllrs **recommended** the Planning Committee's new Terms of Reference to full Council for approval.

023/23 **Date of Next Meeting** – the next meeting will be held at **2pm on Wednesday 9 August 2023** (Heart of Hathersage Meeting Room)